

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Robert P. Goe - State Bar No. 173019 Charity J. Manee - State Bar No. 286481 GOE FORSYTHE & HODGES LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 Telephone: (949) 798-2460 / Fax: (949) 955-9437 RGoe@goeforlaw.com CManee@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Rafik Youssef Kamell</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re:</p> <p>RAFIK YOUSSEF KAMELL,</p> <p>Debtor(s).</p>		<p>CASE NO.: 8:20-bk-10269-TA CHAPTER: 11</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 03/10/2021	Time: 10:00 am
Location: 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 02/24/2021

Description of property to be sold:

Single family residence located at 10282 Ambervale Lane, Tustin, CA 92705 ("Property")

Terms and conditions of sale:

Property will be sold "as is, whereis" basis with no warranties, recourse, contingencies or representations of any kind except as may be provided in the the Purchase Agreement, and the Property is sold free of the Claims and Interests.

(See filed motion for full terms and conditions and overbidding procedures)

Proposed sale price: \$ 2,085,000.00

Overbid procedure (if any): Potential overbidders must bid at least \$15,000 greater than the Buyers' original bid of \$2,085,000 (an initial over bid of at least \$2,100,000). Minimum bid increments thereafter shall be \$5,000. Overbidder must qualify and make 10% deposit and submit marked purchase and sale agreement by 5:00 p.m. on 3/9/2021.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

March 10, 2021 at 10:00 a.m.
United States Bankruptcy Court
411 West Fourth Street
Courtroom 5B
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Robert P. Goe, Esq.
GOE FORSYTHE & HODGES LLP
18101 Von Karman Avenue, Suite 1200
Irvine, CA 92612
T: (949) 798-2460 / F: (949) 955-9437
RGoe@goeforlaw.com

Date: 02/17/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/17/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/17/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 02/17/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Theodor Albert, USBC, 411 West Fourth Street, Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/17/2021
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

1 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- 2 • Greg P Campbell ch11ecf@aldridgepite.com,
3 gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
4 • Bruce A Cornelius bruce@bcorneliuslaw.com, brucecorn@earthlink.net
5 • Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
6 • Michael J Hauser michael.hauser@usdoj.gov
7 • Najah J Shariff najah.shariff@usdoj.gov, USACAC.criminal@usdoj.gov
8 • United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
9 • Robert P Zahradka caecf@tblaw.com

10 **2. SERVED BY UNITED STATES MAIL:**

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☒ Service information continued on attached page

In re Rafik Youssef Kamell
USBC Case No. 8:20-bk-10269-TA

Debtor
Rafik Youssef Kamell
800 South Beach Blvd Ste F
La Habra, CA 90631-6480

United States Trustee
United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Creditors

Apex Radiology Medical Group
890 W. Stetson Avenue
Hemet, CA 92543-7311

Armory Consulting Co.
3942 Irvine Blvd #253
Irvine CA 92602-2400

Dean O'Dell
Seven Gables Real Estate
12651 Newport Ave
Tustin, CA 92780

Best Buy Credit Services
P.O. Box 78009
Scottsdale, AZ 85262

Best Buy Credit Services
P.O. Box 790441
Saint Louis, MO 63179-0441

Best Buy Credit Services
PO Box 78009
Phoenix, AZ 85062-8009

CBUSA
Administrative Office
P.O. Box 942
Fresno, CA 93714-0942

California Department of Tax & Fee
Administration Special Ops, MIC: 55
PO Box 942879
Sacramento, CA 94279-0055

Chase Mortgage
Mail Code OH4-7399
Columbus, OH 43218

Citibank Citicorp Credit
Srvs/Centralized Bk Dept
PO Box 790034
St Louis, MO 63179-0034

Citibank
PO Box 6217
Sioux Falls, SD 57117-6217

County of Orange
Attn: Bankruptcy Unit
P.O. Box 4515
Santa Ana, CA 92702-4515

Franchise Tax Board Bankruptcy Section
Bankruptcy Section MS: A340
P.O. Box 2952
Sacramento, CA 95812-2952

Glenn T. Barger, Esq.
Chapman Blucksmand et al.
11900 W. Olympic Blvd., #800
Los Angeles, CA 90064-1146

Golden State Water Company
500 Cameron Street
Placentia, CA 92870-6425

Internal Revenue Service
Mail Stop 8900
2400 Avila Road, Suite 4404
Laguna Niguel, CA 92677

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

James Zurawski
PO Box 78009
Phoenix, AZ 85062-8009

Kenneth Solomon
c/o James P. Zurawski
Hartsuyker, Stratman & Williams
2677 N. Main St., Ste 200
Santa Ana, CA 92705-6625

Law Office of James P. Zurawski
~~P.O. Box 10517~~
~~Irvine, CA 92617~~
RTS Unable to forward 06/03/20

PLM lender Services, Inc.
SC Service
46 N. Second Street
Campbell, CA 95008-2026

NewRez LLC
Db a Shellpoint Mortgage Servicing
Attn: Bankruptcy
PO Box 10826
Greenville, SC 29603-0826

Shellpoint Mortgage Servicing
P.O. Box 619063
Dallas, TX 75261-9063

State of California Franchise Tax Board
P.O. Box 942867
Sacramento, CA 94267-0011

Orange County Treasurer-Tax Collector
601 N Ross St
PO Box 1438
Santa Ana, CA 92702-1438

Secured Income Fund-II LLC
c/o PLM Lender Svcs.
46 N 2nd Street
Campbell, CA 95008

California Dept of Tax & Fee
Special Ops MIC 55
PO Box 942879
Sacramento, CA 94279-0055

Brian Burgess
800 S Beach Blvd
Suite A
La Habra, CA 90631-6480

Royal Pacific Funding Corp
3070 Bristol Street
Suite 400
Costa Mesa, CA 92626

PULS
13885 Alton Parkway
Suite B
Irvine, CA 92618

Seabreeze Vacation Rentals LLC
2523 W Coast Highway
Newport Beach, CA 92663

Secured Income Fund-II, LLC
c/o Safiq Taymuree`
4300 Stevens Creek Blvd, #275
San Jose, CA 95129

Secured Income Fund-II LLC
c/o Law Offices of Bruce Cornelius
148 Montaire Pkwy
Clayton, CA 94517-1536

Ebay Inc
2025 Hamilton Avenue
San Jose, CA 95125

Credit Bureau USA
757 L. Street
Fresno, CA 93721

Southern California Edison
1551 W San Bernardino Rd
Covina CA 91722-3407

Law Office of James P. Zurawski
PO Box 10517
Irvine, CA 92617

Secured Creditor
Bruce Cornelius
Law Offices of Bruce Cornelius
P.O. Box 944
Clayton, CA 94517

JPMorgan Chase Bank N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane
Monroe, LA 71203-4774

Orange County Treasurer-Tax
Collector
P.O. Box 1438
Sant Ana, CA 92702-1438

JPMorgan Chase Bank, N.A.
c/o Aldridge Pite, LLP
4375 Jutland Dr Ste 200
PO Box 17933
San Diego, CA 92177-7921

Law Offices of James P. Zurawski
1 City Boulevard West
Orange, CA 92868

Citibank, NA.
5800 S. Corporate Pl.
Sioux Falls, SD 57108-5027

United States of America on behalf
of the Internal Revenue Service
300 N. Los Angeles St. #7211
Attn: Najah J. Shariff
Los Angeles, CA 90012-3342

Shellpoint Mortgage Servicing
Attn: Bankruptcy
PO Box 10826
Greenville, SC 29603-0826

Law Office of James P. Zurawski
c/o Hartsuyker, Stratman & Williams
2677 N. Main St., Suite 200
Santa Ana, CA 92705-6625